

OIR: 2526/279

27 February 2026



Tēnā koe ,

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **1 February 2026** requesting information under the LGOIMA, which I have responded to below. I have also included for your information a link to a recent request for information ([OIR 2526-269](#)) which was in response to a request for similar information.

- 1. In its Consultation Document for the Long-Term Plan (LTP) 2024-2034, Kapiti Coast District Council (KCDC) set out three options for divestment or continuation of ownership of the Older Persons Housing (OPH) portfolio. For Option 1, was it always the Council's intention that the entity to which the OPH assets could or would be transferred would be the entity now named Kapiti Housing Solutions Trust, which was established in late 2024?***

No, "Option 1", that you note above, was not resolved as Council's preferred next steps in the last triennium. To clarify:

- The review of Council's Older Persons' Housing portfolio was conducted without reference to the potential establishment of an Affordable Housing Trust to ensure the outcome of the review was not predetermined.
- The potential for Kāpiti Housing Solutions to own and manage the portfolio is an option but it is not the only option.
- No decision has yet been made to transfer the future ownership of the portfolio to another service provider or entity.

Please see below the response that was provided in OIR: 2526/269 in relation to this matter, as noted above. Relevant information includes:

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

Current ownership / service provision	Management	Reviews and/or decisions	Financial implications
<p>Kāpiti Coast District Council owns and manages 118 one-bedroom units in ten locations throughout the district. The units are let to older people who met eligibility criteria.</p> <p>Information on the portfolio is available here:</p> <ul style="list-style-type: none"> • https://www.kapiticoast.govt.nz/propertyhousingandrates/housing/housing/ 	<p>In 2023, Council considered a report regarding the review of the Older Persons Housing Portfolio (refer to: https://storage.googleapis.com/kapiti-agendas/1_agenda_14Dec2023_9.30am.pdf). The Council resolved to include consultation on the preferred recommended option for the future of the portfolio as a key issue for formal consultation in the 2024-34 Long-term Plan process.</p> <p>Council also undertook a review of the Older Persons' Housing Portfolio. The details and findings of the review are contained in the following two reports:</p> <ul style="list-style-type: none"> • https://www.kapiticoast.govt.nz/media/0tslzyqw/review-of-older-persons-housing-stage-1-report-october.pdf • https://www.kapiticoast.govt.nz/media/5hrfm5ma/review-of-older-persons-housing-stage-2-report.pdf 	<p>For information on the review of the Older Persons Housing Portfolio please refer to:</p> <ul style="list-style-type: none"> • https://www.kapiticoast.govt.nz/propertyhousingandrates/housing/review-of-older-persons-housing/ <p>Council consulted on this topic in the Long Term Plan 2024-34 https://www.kapiticoast.govt.nz/council/forms-documents/annual-and-long-term-plans/long-term-plan/long-term-plan-2024-34/.</p> <p>Please see the post-consultation decisions related to the portfolio and next steps noted in the Response to Question 2.</p> <p>No decision has yet been made to transfer the future ownership of the portfolio to another service provider or entity. Although the 2024-34 Long-Term Plan expected a decision to be made in 2025, this has not yet occurred and will be a future decision for the current Council.</p>	<ul style="list-style-type: none"> • Currently, Council provides in-house services for the older persons housing portfolio. The forecast budget across the 10 years to 2034 anticipates that, without a change to the operating model, an operating loss of up to \$37 million will be funded from rates. • The current capital value of the portfolio in the Council's balance sheet should reflect the current book value of the portfolio, as a resolution on next steps has not yet been made. Notably, this decision was deferred in 2025 due to the election period. • Options for next steps will be set out in 2026. Councillors will be asked to make a series of decisions through to December 2026, with full information about the financial implications of these options and decisions. Councillors will be briefed on consultation implications relevant to these decisions.

- 2. What were the reasons for presenting Option 1 as the Council's preferred option to quit its 'social housing' portfolio, rather than via a sale of the assets (land and buildings) – whether at commercial market value, or at a reduced price, perhaps allowing for some subsidy or write-down of the estimated market value? What were the reasons why a financial return to ratepayers was not prioritized as a primary consideration for divestment, rather than transfer (i.e. gifting) the asset at zero value?**

In addition to the comments provided in Response to Question 1 above, Council has not yet made decision on a preferred option to implement the decision to “transfer” the Older Persons Housing portfolio. The term “transfer” was deliberately used to ensure discussion and decisions could be made around next steps which may include:

- Transfer through divestment: sale of the portfolio at commercial market value or reduced price (if a subsidy is determined appropriate).
- Transfer of delivery: outsource of the management of the Portfolio to another provider, other than Council itself.
- Transfer of current 'obligation' and delivery: Lease of the land and buildings; and outsource of management of the Portfolio to another entity.

- 3. I understand that the previously-intended transfer of the OPH portfolio and asset to the Trust may not now proceed. What is the reason for this? If this is due to a re-think of whether the Trust should become a Community Housing Provider (CHP), please explain why such a change of direction is being considered.**

Please refer to the Responses to Questions 1 and 2. I can confirm that:

- Council has not yet made a decision on next steps, and this this is expected to progress through the 2026/27 financial year.
- The Kapiti Housing Solutions Trust has been settled and is in operation. Further information can be found [here](#).

In regards to your query around a “re-think” around whether the Trust should become a CHP:

- It is noted in the Report to Council “Affordable Housing Trust: Trust Establishment” considered by [Council on 29 February 2024](#) that “the decision to apply for registration as a Community Housing Provider would need to be made by the trust, once established. The Trust Deed was written to ensure that there would be no impediment to the Trust registering as a CHP in accordance with the Public and Community Housing Management Act 1992 if it chose to.”
- I can confirm that the Trust has not advised Council of their decision regarding CHP status.

- 4. If the Kapiti Housing Solutions Trust is not going to be a CHP, what will be the Trust's focus, functions and activities?**

In addition to the Response to Question 3, I can confirm that the Trust's Charitable Purpose as described in the Trust Deed is to "relieve poverty and benefit the people of the Kāpiti Coast District by providing community housing, social housing, public housing, older persons' housing, affordable housing or any other similar housing in the Kāpiti District."

This purpose does not change on the basis of whether the Trust applies for CHP status.

5. Please provide financial details on:

- ***The cost of the recruitment process for appointment of Trustees, including breakdown of the categories of expenses involved***

Council undertook a procurement process to appoint a suitably qualified specialist independent recruitment consultant to support the appointment of the trustees. All parties approached as part of the process were part of the All of Government Consultancy procurement panel.

Sheffield Search was appointed following this process.

The information you are seeking in relation to the costs and a breakdown of the categories of expenses is commercially sensitive and is withheld under section 7(2)(b)(ii) of the Act. Section 7(2)(b)(ii) provides that Council may withhold information in order to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied it, or who is the subject of the information. I am satisfied that the withholding of this information is not outweighed by public interest considerations in section 7(1) favouring release.

- ***The total of annual remuneration (stipends/retainers, fees, meeting fees and any other expenses) paid to Trustees, including:***
 - ***Please provide a breakdown of the relevant categories of expenses within the total amount.***
 - ***Please provide the relevant figures paid to date since and before establishment, with relevant breakdown of categories, plus the estimated annual amount budgeted for the 2025/26 financial year.***

Kāpiti Coast District Council made payments totalling \$10,123.72 including GST to Trustees up until the Trust was settled on 11 December 2024. This was paid to trustees via an hourly rate based on the Kāpiti Coast District Council [Non-elected Members' Fees Framework](#).

Following the settlement of Kāpiti Housing Solutions on 11 December 2024 payments (including stipends/retainers, fees, meeting fees and other expenses) paid to Trustees became the responsibility of the Trust.

- **The total funding provided by KCDC for the operation of the Trust. This should include payment of administration costs and any other costs (excluding payments made to Trustees) for the annual running of the Trust.**
 - **Please provide the funding provided since establishment of the Trust and the estimated budgeted figure for the 2025/26 financial year.**

The report to the Strategy, Operations and Finance Committee meeting dated 5 December 2024 identifies financial support provided to Kāpiti Housing Solutions during its establishment phase, which includes the 2025/26 financial year. The [report](#) – item 9.2 of the Strategy Operations and Finance Committee Meeting Agenda can be accessed on the council website. Please also see the response that was provided in OIR: 2526/269.

6. What is the total amount of financial contribution, with breakdown of relevant categories within the total figure, that KCDC has contributed to date to start-up of the Homes for Good Trust?

Please see below the response that was provided in OIR: 2526/269 in relation to this matter. A link to the full response has been included above for your information:

Current ownership / service provision	Management	Reviews and/or decisions	Financial implications
<p>Kāpiti Coast District Council was not involved in the formation or incorporation of Homes for Good Trust Board. The Trust is completely independent from Council. Link to the Trust's website: https://www.homesforgood.nz/</p> <p>We understand that the Homes for Good Trust Board was incorporated under the Charitable Trusts Act 1957 on 11 October 2024.</p>	<p>Homes for Good Trust Board successfully applied to Council via the Community and Affordable Housing Seed Fund to assist the Trust to develop models of housing provision for older persons.</p> <p>The Trust has also been contracted by Kāpiti Coast District Council to deliver workshops in Paraparaumu and Waikanae to raise awareness of the "Additional Dwelling Guide" developed by Council. Homes for Good Trust were contracted to organise and facilitate the workshops that were offered free to the public to attend.</p>	<p>Details of the Community and Affordable Housing Seed Fund and the grant provided to Homes for Good Trust appear on Council's website</p> <p>Information concerning the Additional Dwelling Guide and the workshops run by Homes for Good Trust appear on Council's website</p>	<ul style="list-style-type: none"> • Grant funding of \$7.5K (including GST) related to the Affordable Housing seed fund was provided via the central government's "Better Off Funding" allocation, rather than from rates funding. • \$3.1K (including GST) related to a contract to organise and facilitate workshops to raise awareness of the "Additional Dwelling Guide" for the public.

7. What is the total amount that KCDC has paid in financial contributions to any other housing-related Trusts, organisations or other entities?

- **Please list the specifics of these contributions, itemizing the purpose of the contribution by KCDC, the amount, the entities that were recipients and what activities were funded via these contributions?**

On 8 August 2024, Council's Strategy, Operations and Finance Committee considered a [report](#) (item 9.1 of the agenda), which included approval of the establishment of the Community and Affordable Housing Seed Fund (Committee Resolution below).

COMMITTEE RESOLUTION SOF2024/30

Moved: Deputy Mayor Lawrence Kirby

Seconder: Mayor Janet Holborow

That the Strategy Operations and Finance Committee:

- A. Note** that on 1 August 2024 the Social Sustainability Subcommittee considered and acknowledged the good work progressed to date:
- A.1 In implementing the Kāpiti Coast District Council Housing Strategy, and ongoing need to continue efforts to support efforts to bring more affordable, and social, housing to this District.
- A.2 On developing the proposal for a one-off contestable Community and Affordable Housing Seed Fund, supported by Better Off Funding and its contribution to the delivery of actions identified in the Housing Strategy.
- B. Approve** the establishment of the Community and Affordable Housing Seed Fund and proposed intent and objectives of the Community and Affordable Housing Seed fund (as outlined in paragraph 26 of this paper).
- C. Note** that the Government has released intentions to seek applications for funding for a new \$1 billion housing incentives fund ("Build-for-Growth fund"), and that the Community and Affordable Housing Seed Fund will ensure the housing sector in Kapiti can begin preparation on opportunities which could apply for this funding.
- D. Agree** to delegate the financial authority for the fund to the Social Sustainability Subcommittee, including final decision making and award allocation of the fund.
- E. Agree** to appoint the nominated representative of the Social Sustainability Subcommittee, Cr Martin Halliday, to the Independent Assessment Panel for the Community and Affordable Housing Seed Fund.

CARRIED

The purpose of the fund was to assist organisations to create and deliver community or affordable housing initiatives. The funding was available to be used to start or develop housing projects that would increase the number of community and affordable housing options in the Kāpiti Coast district.

No Council rate payer funding was used for the fund, with funding allocated from Central Government's – Better Off Funding provision.

The table below lists the organisations that successfully applied to access the Fund, including details of the amount of funding received and the purpose for which the funding was granted:

Organisation	Purpose	Amount (ex GST)
Homes for Good Trust	Develop models of housing provision for older persons	\$7,000
Te Kura ā Iwi o Whakatupuranga Rua Mano Charitable Trust	To support the development of a pilot project	\$30,000
Bedrock Housing	Undertake a site-specific housing feasibility study	\$12,500
Te Āhuru Mōwai	Undertake a site-specific housing feasibility study	\$41,000
Kāpiti Impact Trust	Undertake a site-specific housing feasibility study	\$79,500
Ngā Hapū o Ōtaki	Undertake a site-specific housing feasibility study	\$30,000

Details of the [Community and Affordable Housing Seed Fund](#) appear on Council's website.

8. With regard to the The Affordable Housing Trust it is understood that this is funded by the Ministry of Housing [MSD] to the extent of \$6.8 M for purchase of (building) 22 units.

Council is not aware of a separate entity / project called The Affordable Housing Trust. However, prior to settlement Kapiti Housing Solutions Trust was sometimes referred to as the Affordable Housing Trust.

Please see the response in OIR: 2526/269 in relation to Kapiti Housing Solutions Trust which provides information about funding from the Ministry of Housing and Urban Development.

- ***Please advise if this was paid to Kapiti Housing Solutions Trust or some other KCDC- associated entity***

Please see the response in OIR: 2526/269 in relation to Kapiti Housing Solutions Trust.

- ***Please list and quantify any contribution KCDC has made in any capacity to start up, supplement, or maintain any [MSD housing grants](#) since 1/1/2024 until 31/12/2025 or MSD housing grants or to any other social housing provider ?***

Kāpiti Coast District Council has not made any contribution, in any capacity, to start up, supplement, or maintain any Ministry of Social Development ("MSD") housing grants since 1/1/2024 until 31/12/205 or MSD housing grants or to any

other social housing provider. Accordingly, your request is refused under section 17(e) of the Act as the documents alleged to contain the information requested does not exist, or despite reasonable efforts to locate them, they cannot be found.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,



Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu